

LAND USE APPLICATION SUMMARY

Property Location: 3101 4th Avenue S; 411 31st Street E
Project Name: 3101 4th Avenue S Triplex
Prepared By: Peter Crandall, Senior City Planner, (612) 673-2247
Applicant: Mahmoud Abumayyaleh
Project Contact: Hung Ly
Request: To construct a new triplex.

Dwelling Units	3 dwelling units
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Required Applications:

Rezoning	Petition to rezone the properties located at 3101 4 th Avenue S & 411 31 st Street E from the R1A, Multiple-family District to the R4, Multiple-family District.
Variance	To reduce the interior side yard along the south property line for a principal entrance.

SITE DATA

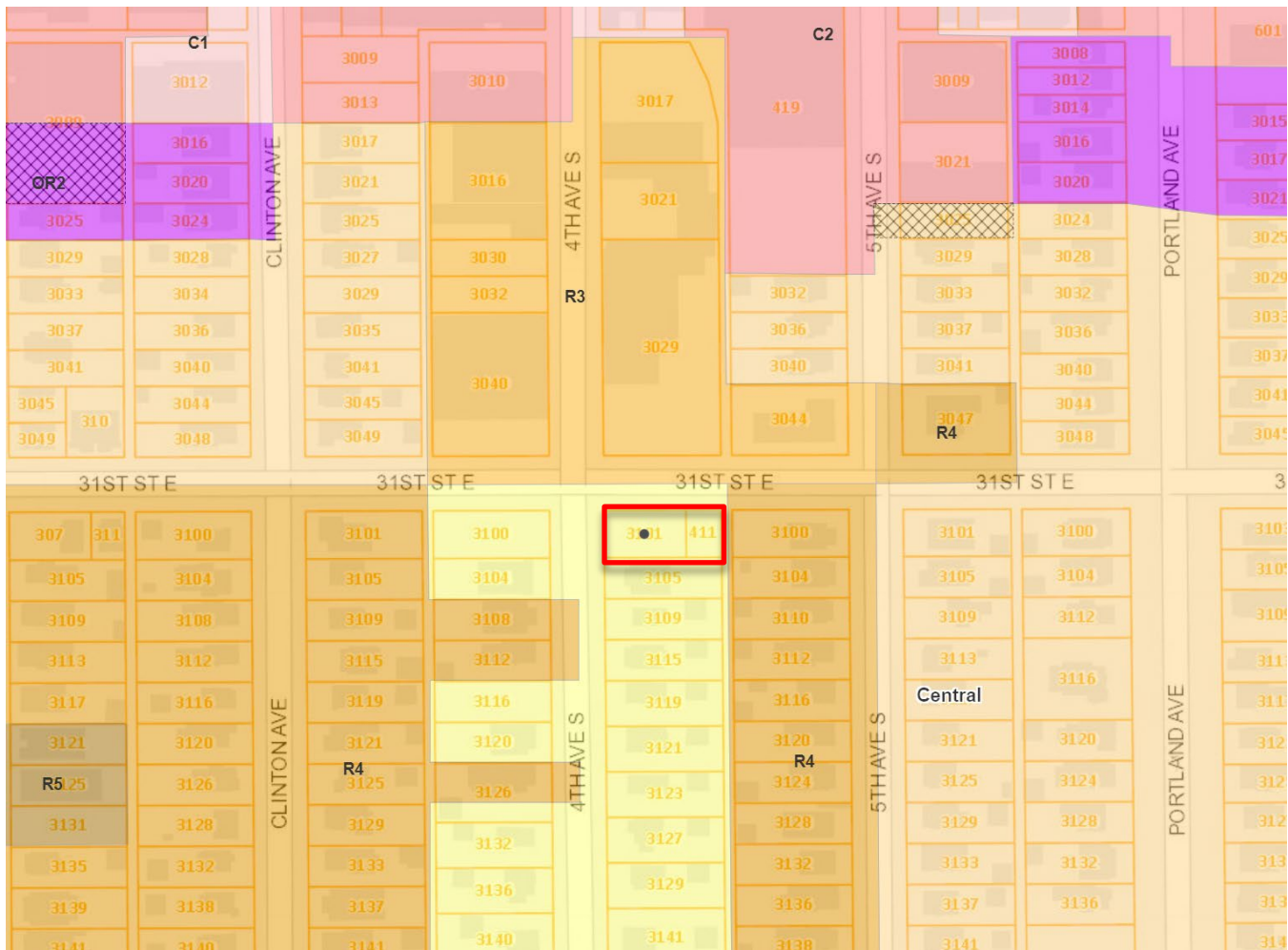
Existing Zoning	R1A, Multiple-family District
Lot Area	6,648 square feet
Ward(s)	9
Neighborhood(s)	Central
Future Land Use	Urban Neighborhood
Goods and Services Corridor	N/A
Built Form	Corridor 4

Date Application Deemed Complete	November 12, 2020	Date Extension Letter Sent	November 30 th , 2020
End of 60-Day Decision Period	January 11, 2021	End of 120-Day Decision Period	March 12 th , 2021

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located at the corner of 4th Avenue S and 31st Street E. It is made up of two existing parcels totaling 6,648 square feet. The site is currently vacant and has access to a shared alley at the rear.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located in the Central neighborhood. Surrounding land uses include predominantly single and two-family homes with some small apartment buildings. The site is located one block to the south of E Lake Street and the parcels to the north contain a mix of residential and commercial uses. The site immediately to the north across 31st Street E contains a church. The residential property immediately to the south contains a fourplex.



PROJECT DESCRIPTION. The applicant is seeking to rezone the subject site to the R4 district in order to construct a new two-story triplex. The proposal includes three on-site surface parking stalls accessed via the shared alley. Proposed residential units would each have their own principal entrances facing the two public streets and secondary entrances along the south property line. Each unit would include 3 bedrooms.

SITE PLAN REVIEW

The project requires an administrative site plan review. The proposed dwelling shall comply with the site plan design standards for a new 1-3 dwelling, which requires a minimum of 17 points. The applicant is proposing an

exterior material of LP Smartside which is considered a wood-based product (6 points). The height of the structure is within one-half story of the predominant height of residential structures within 100 feet (4 points). The structure includes a basement as defined by the building code (3 points). A total of 13 points have been assigned to the project; however, the city planning commission may approve alternatives to this requirement where strict adherence is impractical. CPED is recommending a condition of approval that the proposal provide at least 20 percent window area on each level of the street-facing elevation of the new structure (3 points) and at least 20 percent of all other elevations (2 points). This would bring the structure to a total of 18 points. The remainder of the required points could be made up by constructing an on site detached accessory garage (3 points) or by meeting the tree-planting standards (4 points). Staff is recommending a condition of approval that the applicant meet the 17 required points for 1-3 unit buildings through some combination of the available remaining points by modifying their plans.

PUBLIC COMMENTS. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 3101 4th Avenue S & 411 31st Street E from R1A to R4 based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable guidance and policies of Minneapolis 2040 (2020):

Future Land Use	Guidance	Staff Comment
Urban Neighborhood	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The R4 district is consistent with the land use guidance for Urban Neighborhood which allows for a range of residential uses and densities.
Built Form Guidance	Guidance	Staff Comment
Corridor 4	New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be	The R4 district allows for development of up to four stories in height and is consistent with the built form guidance for the Corridor 4 district.

	evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.	
Corridor 4	New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.	The proposed structure is three stories, 33 feet in height. The proposal is consistent with the built form guidance for the Corridor 4 district.

The following goals from Minneapolis 2040 (2020) apply to this proposal:

- Goal 3. Affordable and accessible housing: In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city.
- Goal 6. High-quality physical environment: In 2040, Minneapolis will enjoy a high-quality and distinctive physical environment in all parts of the city.

The following policies and action steps from Minneapolis 2040 apply to this proposal:

Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.

- b. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
- e. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.
- f. Encourage inclusion of units that can accommodate families in new and rehabilitated multifamily housing developments.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The amendment is in the public interest and not solely in the interest of the applicant. The site is currently vacant and underutilized in an area of the city with a high-demand for housing and for affordable housing options. The parcel is located within close proximity to neighborhood serving commercial uses and transit and will add residents, activity, and eyes on the street to the immediate area. The rezoning brings the property in line with land use and built form guidance for the site and enables development of housing units large enough to accommodate families.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

The site is currently vacant. The R4 zoning district is consistent with land use guidance for the parcel and is compatible with zoning and land uses for the general area which includes several other parcels zoned for the R4 district.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

Reasonable uses exist for the property in question under the existing zoning classification including a triplex, however the floor area ratio maximums in the R1A district would not allow for the amount of gross floor area that the applicant is proposing in order to accommodate larger unit sizes.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The immediate area has not seen significant changes in character or development pattern in recent years and has remained relatively stable. The recent adoption of the Minneapolis 2040 comprehensive plan has changed the land use guidance in the general area, most notably increasing the built form guidance along 4th Avenue S to allow for up to four story development.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum interior side yard setback along the south property line from 15 feet to 7 feet for a principal entrance, based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The minimum interior side yard for a lot of this width in the R4 district is 7 feet. The applicant is proposing an interior side yard of 7 feet 9 inches. The minimum interior side yard for a principal entrance to a residential unit is 15 feet. The applicant is seeking a variance to reduce the minimum setback for three entrances along the south interior side yard from 15 feet to 7 feet. Difficulties exist that are unique to the site that make compliance with the setback requirements impractical. A triplex is permitted by right in the R4 district. State building code requires that each separate residential unit has at least two means of egress for fire safety. The three proposed residence units all have principal entrances facing the two public streets, 4th Avenue S and 31st Street E. Implementing a second means of egress with a 15-foot setback while complying with all underlying setback requirements along the public right of way and minimum dwelling unit width requirements is impractical.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The applicant is proposing to construct a triplex with family-sized units in a neighborhood that is largely made up of single-family homes and smaller multiple family buildings. The scale and density of the proposed building is in keeping with the broader character of the area. All three proposed residential units have principal entrances that face the public right of way and will likely serve as the primary means of ingress and egress for the three proposed units, reducing the amount of pedestrian traffic to the entrances along the south property line. The proposed unit layout and site plan are reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The proposed variance will not be detrimental to the public

health, safety, or welfare. It is not uncommon for single and two-family homes to have secondary entrances along the interior side and rear yards of residential buildings, and many of those existing entrances are not setback 15 feet from the property line. The proposed structure incorporates multiple entrances per unit and it could be argued that the entrances along the south property line are secondary to principal entrances facing the public street. It is not expected that these proposed entrances will be a nuisance or pose a threat to neighboring property.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 25

LEGAL DESCRIPTION.

3101 4th Ave S (west portion of property) The West 90 feet of Lot 12 Block 2 Portland Avenue Addition to Minneapolis

411 31st St E (East portion of property) The East 39 feet of Lot 12 Block 2 Portland Avenue Addition to Minneapolis

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Mahmoud Abumayyaleh for the properties located at 3101 4th Avenue S & 411 31st Street E:

A. Rezoning.

Recommended motion: **Approve** the petition to rezone the property from the R1A, Multiple-family district to the R4, Multiple-family district.

B. Variance to decrease the interior side yard setback.

Recommended motion: **Approve** the variance to reduce the interior side yard setback from 15 feet to 7 feet for a principal entrance along the south property line.

ATTACHMENTS

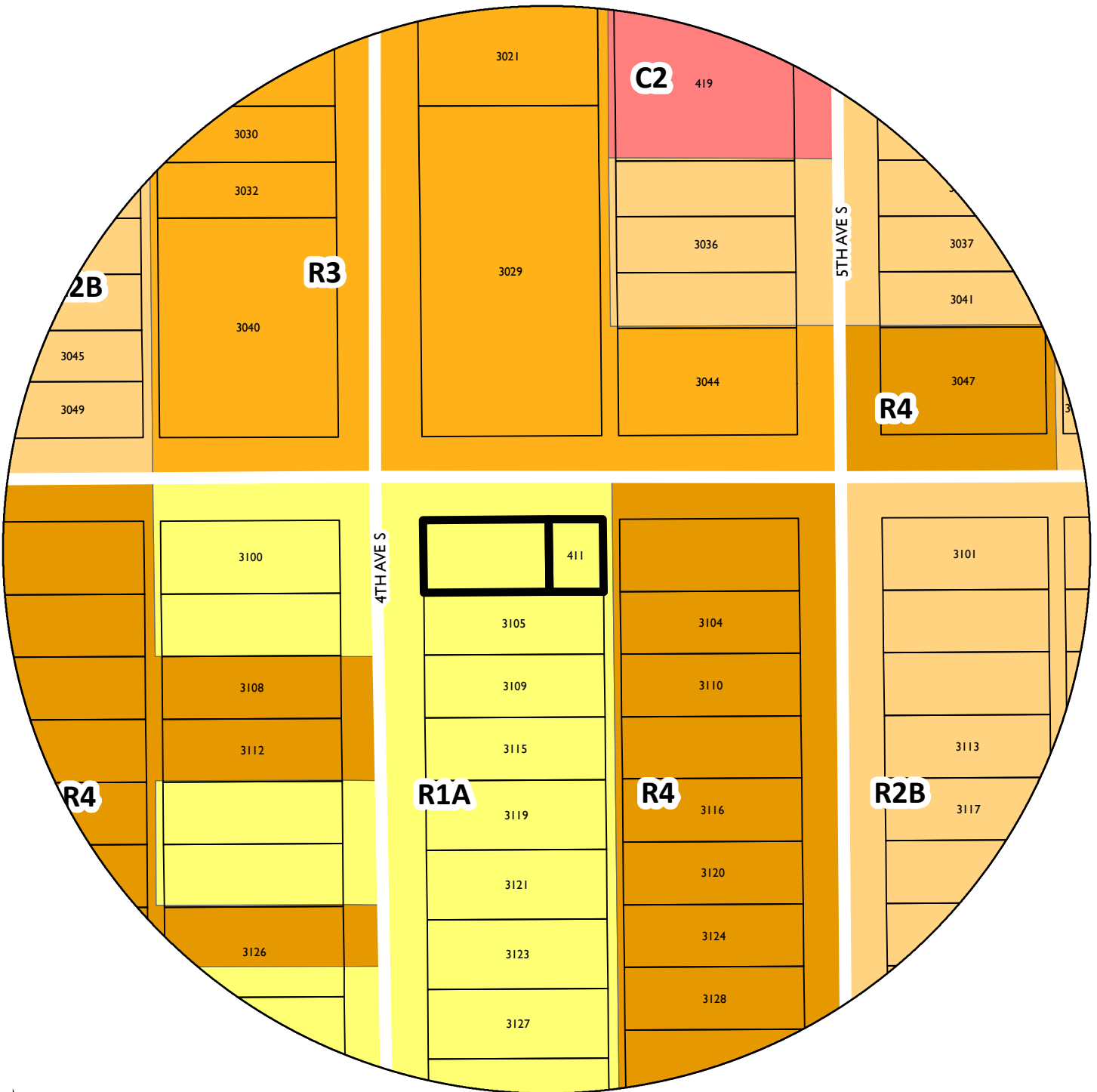
1. Rezoning ordinance
2. Written description and findings submitted by applicant
3. Survey
4. Site plan
5. Plans
6. Building elevations
7. Public comments

Mahmoud Abumayyaleh

9th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3101 4th Avenue S: 411 31st Street E

FILE NUMBER

PLAN11879

Dear Honorable Alondra Cano of Ward 9 and Carmen Means of CANDO:

My name is Mahmoud Abumayyaleh, and I am planning to build a new modest two story triplex located at **3101 4th Avenue South**. We are applying for a Land Use Application for this project to rezone the property from R1-A to R4. We have full intentions of complying with all height restrictions and planning requirements set forward by the city for this project under the R4 designation.

Current zoning of this site as stated above is R1-A, which allows for one single family home on this site which currently sits as an empty lot. We believe the site on the busy corner of 31st Street and 4th Avenue would be better suited to have a side by side triplex, resembling near by townhomes, as the idea use of this site. R1-A is extremely restrictive and would provide a single-family home with a garage, with is not ideal on this site considering it's frontage on the busy arterial nature of 31st Street.

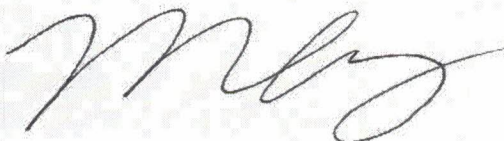
This proposed project will put more eyes on the street by deliberately having housing unit front doors face both 31st as well as 4th Avenue, as well as generate a sense of safety and belonging for residents and neighbors. We believe that this humble two-story triplex design will fit in well with the neighborhood and be an improvement to the urban fabric in this high traffic and diverse area.

Please contact me directly with any questions regarding this project. Here is my contact information:

Mahmoud Abumayyaleh
8625 Nevada Ave. N
Brooklyn Park, MN 55445
612-501-4000
mahmoudabumayyaleh@gmail.com

Thank you.
Sincerely,

Mahmoud Abumayyaleh
2020.10.26



Rezoning Findings for 3101 4th Avenue from R1-A to R4 zoning

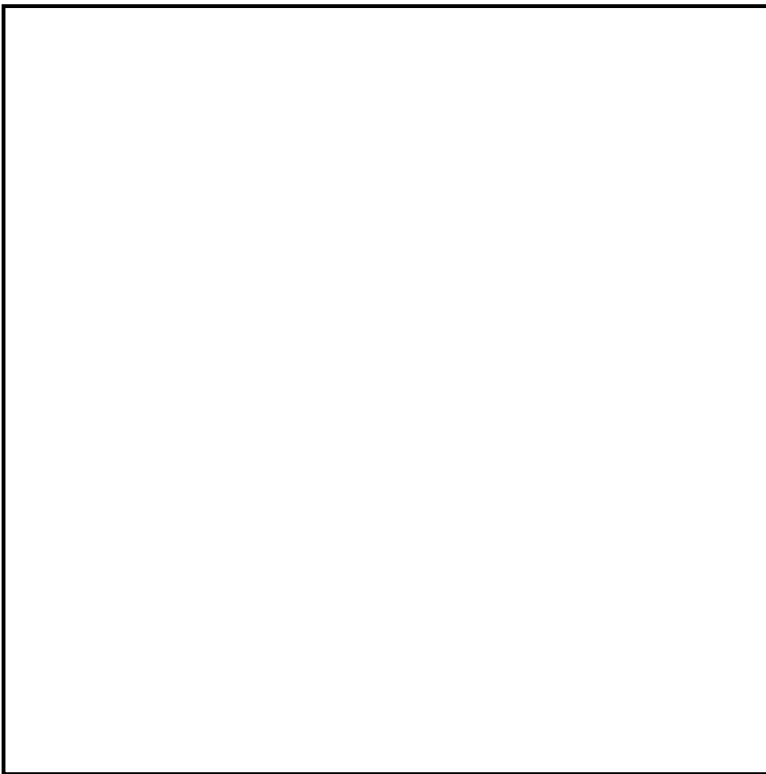
Rezoning of 3101 4th Avenue from an R1-A to an R4 will have positive effect on the Central Neighborhood for a multitude of reasons. We want eyes on the street, an urban density that matches the surrounding context, and a more prominent building on this important building than a standard single-family home would provide. The townhome style of this structure is fitting with other developments in the immediate area, including a townhome just across 31st that was established and is successful. Having windows on the front façade directly on the streetscape will help keep a watchful eye on this street which has a reputation for being unsafe at night.

If we were to ask this corner of 31st Street and 4th Avenue, “What kind of street would you like to become?”, how would this corner answer? Adding another single-family home with a large garage defined by the existing R1-A zoning will forfeit two additional families from living in the inner city closer to jobs and cultural amenities. A single-family home is the easiest and most cost effective means for “flipping” a property on this site, and the owner and architect agree that there are more important goals outlined in the 2040 plan that achieve a better outcome. These goals include equal access to affordable housing to diverse communities, more density to adjacent nodes and major corridors, and the exemplary advantages of building a humble triplex in the city of Minneapolis that can be served as a prototype for home ownership. We strongly believe that these goals are only achieve through a rezoning of the site from R1-A to R4.

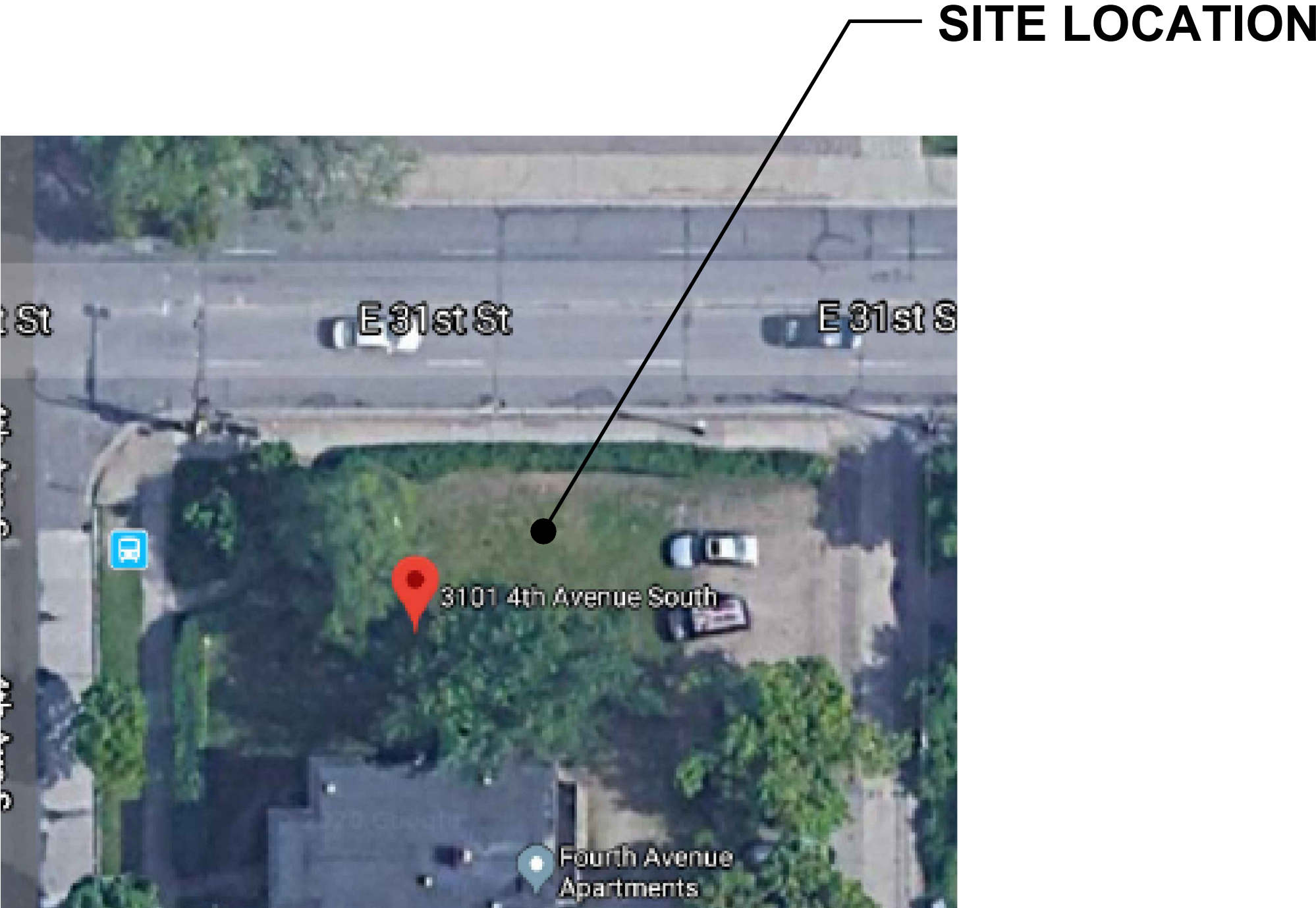
This corner of 31st Street and 4th Avenue can be a Sesame Street of sorts in Minneapolis. Imagine people on bikes, parents with strollers and illuminated windows in the evening hours. This triplex may not change this neighborhood into an idealized Sesame Street, however, changing the zoning from R1-A to R4 allows not only opportunities for the Central neighborhood, it gives multiple families the opportunity to live close to downtown and close to cultural nodes. We believe a modest Triplex here on this corner of 31st and 4th is a step towards urban diversity, inclusion, and modest density that is right for this location 1 block away from lake street and on bus lines.

New Triplex Homes

3101 4th Ave. South Minneapolis, MN



LUA Submittal
Oct.-29-2020



10-29-2020
ZONING
Current Zoning - R1A multi-family dwellings district

SITE
Total Area 6,648 sf or 0.15 Acres

FAR
Allowed in R1-A. = 0.5
Bonus-Enclosed parking
Allowed FAR : 6,648 sf *0.5 = 3,324 sf.
Actual FAR: ??? sf.

Height
Allowed height 2.5 stories / 35 feet
Proposed height 2 stories / 24 Feet

BUILDING	
Basement: Residential	2,137 sf.
Level 1 Residential	2,137 sf
Level 2 Residential	2,137 sf

Total	6,411 sf.
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Total for FAR Calc

LOT COVERAGE:

	Proposed Hardcover
Lot Area	6,648 sq ft
Proposed Residence	2,137 sq ft
Sidewalk	242 sq ft
Prop. Decks	162 sq ft
Prop. Parking Area	540 sq ft
Proposed walks	240 sq ft
Total	3,321 sq ft
Percentage	49.95%

PARKING		
Required	1 stalls	1 stall per unit
Provided	3 stalls	

Bikes	
Bikes required	3 Racks
Bikes Provided	3 Racks

Statement of Purpose and Use and Project Description:

3104 4th Avenue South Minneapolis - Narrative

Located in the Central Neighborhood in South Minneapolis near Lake Street and just a few blocks west of Powder Horn Park, 3104 4th Avenue South is located on the corner of 31st Street, a busy arterial street, and 4th Avenue, a medium density residential street. Only one block from Lake Street, there are several commercial properties in the immediate vicinity.

Using the complex characteristics of this site, our team first explored prototypes of the surrounding urban context to determine the best fit for the neighborhood. Just across 31st street from the site, there are several town homes that mesh the high density commercial with the lower density residential well.

It is with recognition of the complexities of this site, the prominence on 31st Avenue, and the need for high density housing in this high demand area that our team has decided to propose a three unit, two story triplex on this site. Located on a 6,763 SF lot made up of two small parcels, we believe that three side by side units is appropriate because it allows the units to face both 31st Street as well as 4th Avenue.

Three parking stalls are being proposed on the site adjacent to the alley that runs in the rear. In addition to the four parking stalls, bike racks are in the back of the building near the interior sidewalk.

Trash and recycling bins will be rolled to the alley by the residence the night before they been pick-up.

The lot is currently zoned R1-A, which supports multi-family residential, including triplexes. However, the FAR only allows for .5 the site area, or 3,381 SF above ground, which we believe does not meet the needs of the location and neighborhood which demands a higher density and more affordable housing. The site is almost entirely surrounded by R4 zoning and R2B zoning, further exemplifying the case to consider a higher density on this corner lot.

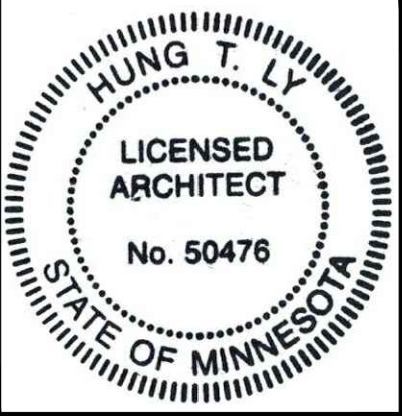
The proposed building consists of 3 residential units of approximately 1,426 sf. per unit above ground. Each unit has 2-1/2 bathrooms and 3 bedrooms. Two of the bedrooms are on the second floor, and one bedroom is in the garden level for each of the 3 units.

Exterior materials are to be LP lap siding and vertical board on batten siding and are to be complementary colors. The foundation wall is to be covered with a wainscot stucco finish. Each front entry has a stoop with a covered aluminum canopy at each of the doors. The total height of the structure is 24 feet tall with a flat roof that drains away from the adjacent neighbors towards the street and alley.

3104 4th Avenue South has great potential to match the surrounding context while providing moderately dense housing for the Central neighborhood. Being on 31st Street is difficult due to the traffic and noise that is produced here. Future residents on this major corridor will provide more eyes on the street and create a safer and more livable neighborhood. The 2040 plan calls for more density, especially near major corridors such as Lake Street, while also not alienating the missing middle scale of the surrounding blocks. With our proposed development, we meet both the realities of appropriate scaled development and a step towards affordable housing for the city.

H Architects
Commercial | Retail | Mixed Use Residential | Restaurants
2924 W. St. Germain St.
St. Cloud, MN 56301
320-237-7411: harchitects2000@gmail.com

I hereby certify that
this work was prepared
By Me Or Under My
Direct Supervision
Duly Registered
Architect
Under The Laws
of The State of
Minnesota
Hung Ly
REG. DATE 10/29/2020



New Triplex Homes

3101 4th Ave. South
Minneapolis, MN

REVISIONS	
1	-/-

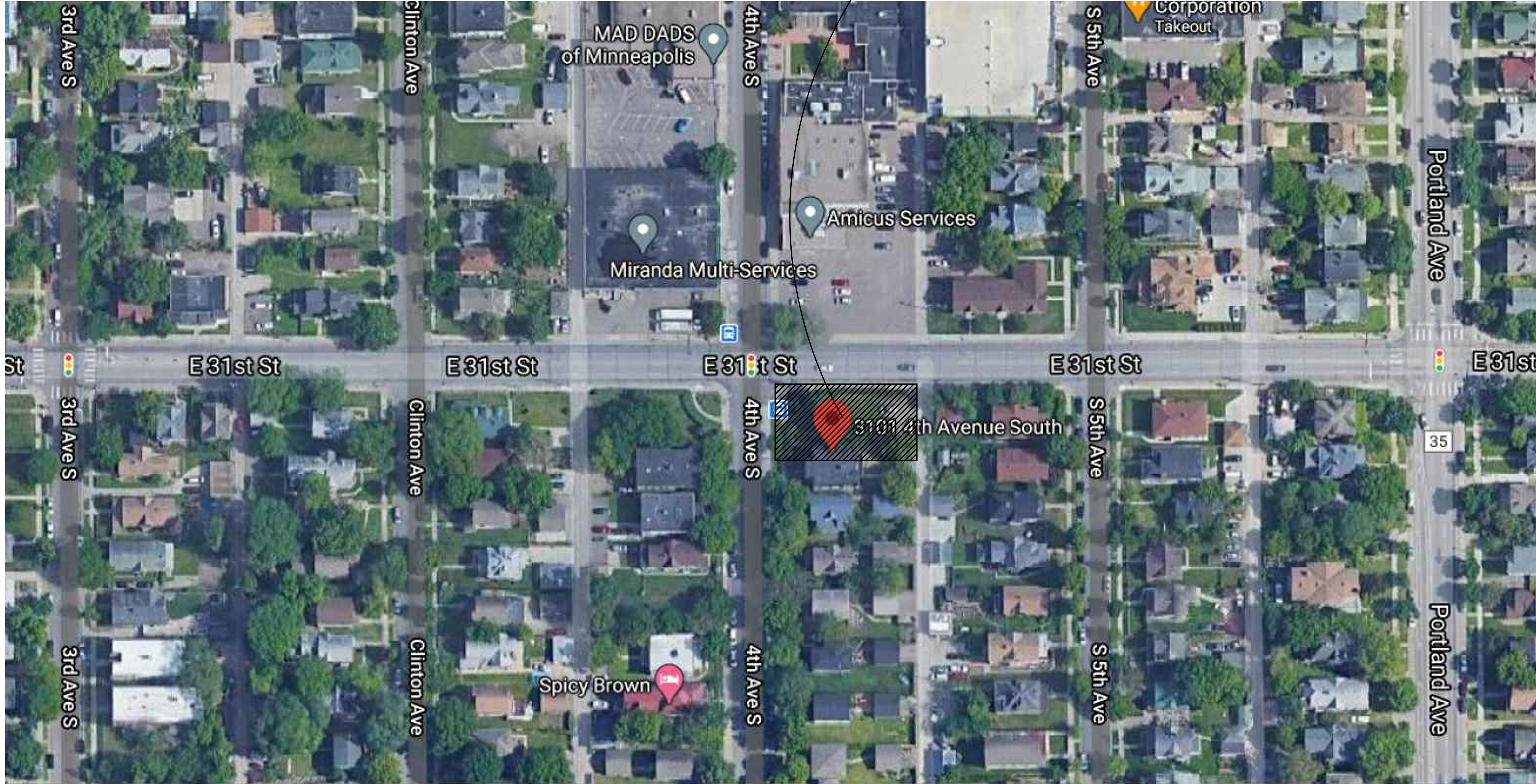
SHEET TITLE
SITE INFORMATION, AERIAL
MAP, AND PROJECT
DESCRIPTION

DRAWN BY:	DATE:
Hung Ly	10/29/2020

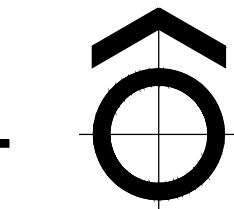
SHEET NO.
A1

PROJECT NO.:





SITE LOCAITON



LUA Submittal
Oct.-29-2020

1 SITE AND NEIGHBORHOOD CONTEXT
N.T.S.

H Architects
Commercial | Retail | Mixed Use Residential | Restaurants
2924 W. St. Germain St.
St. Cloud, MN 56301
320-237-7411 · harchitects2000@gmail.com

I hereby certify that
the design was prepared
by me or under my
direct supervision and
I am a duly registered
architect
Under The Laws
of The State of
Minnesota
Hung T. Ly
REG. DATE: 10/10/2020

HUNG T. LY
LICENSED
ARCHITECT
No. 50476
STATE OF MINNESOTA

New Triplex Homes
3101 4th Ave. South
Minneapolis, MN

REVISIONS
1 -/-

SHEET TITLE
SITE CONTEXT

DRAWN BY: DATE:
Hung Ly 10/29/2020

SHEET NO.
A2

PROJECT NO.:

Surveyors Certificate

Proposed Site Plan Survey For:

MAHMOUD ABUMAYYALEH

Property located in Section
3, Township 28, Range 24,
Hennepin County, Minnesota

Basis for
bearings is
assumed

NOTE: Proposed grades are subject to results of soil tests.
Proposed building information must be checked with
approved building plan and development or grading
plan before excavation and construction.
Proposed grades shown on this survey are
interpolations of proposed contours from the
drainage, grading and/or development plans.

NOTE: The relationship between proposed floor
elevations to be verified by builder.

NOTE: The only easements shown are from plats of
record or information provided by client.

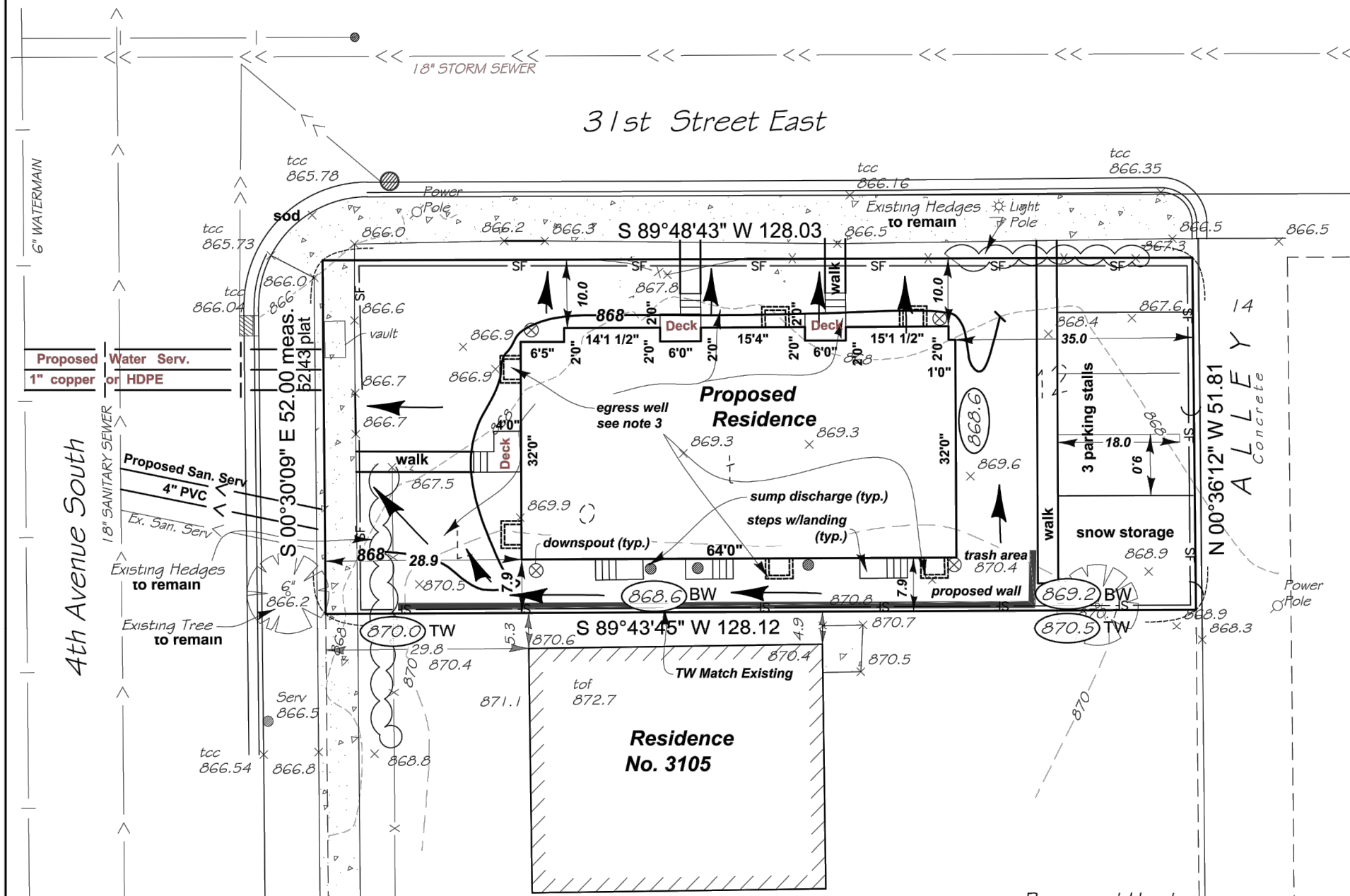
- Note regarding gutters: Storm water to discharge towards the alley
and front of the house to avoid water intrusion to the neighboring
properties.
- Note: Sump pump to discharge towards the alley and front of the
house to avoid water intrusion to the neighboring properties.
- Egress wells not to exceed 16 square feet.

871.5 Proposed First Floor Elevation
869.76 Proposed Top of Foundation
861.76 Proposed Basement Floor

Type of Building
Fullbasement

● Denotes Found Iron Monument
○ Denotes Iron Monument
○ Denotes Existing Contours
x000.0 Denotes Existing Elevation

Average ground grade at building = 869.0



Property zoned R1A
Building setback:
Front - 20 feet (subject to sec. 546.160 (b)
and (c)
Rear - 5 feet
Side - 7 feet
Corner side - 8 feet

Utility locations shown are only approximate.

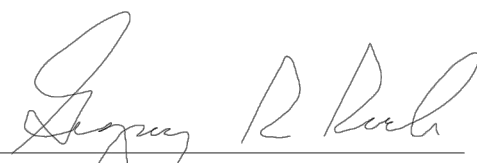
Proposed Hardcover	
Lot Area	6,648 sq ft
Proposed Residence	2,137 sq ft
Sidewalk	242 sq ft
Prop. Decks	162 sq ft
Prop. Parking Area	540 sq ft
Proposed walks	240 sq ft
Total	3,321 sq ft
Percentage	49.95%

Legal Description
Lot 12, Block 2, PORTLAND AVENUE
ADDITION TO MINNEAPOLIS
Hennepin County, Minnesota

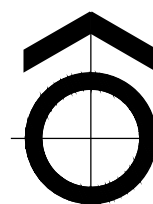
DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Demarcinc.com

Project No. 89003A Scale: 1" = 20'
F.B. No. 1112-35 Drawn By gsp
Address: 3101 4th Avenue South
Minneapolis, MN
rev 7-28-20 parking lot
8-11-20 city comments
10-12-20 layout

I certify that this survey, plan, or report was prepared by me or under my
direct supervision and that I am a duly Licensed Land Surveyor under
the laws of the State of Minnesota.
Surveyed this 21st day of July 2020.

Signed 
Gregory R. Prystich, Minn. Reg. No. 24992

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



LUA Submittal
Oct.-29-2020

New Triplex Homes

3101 4th Ave. South
Minneapolis, MN

REVISIONS
1 -/-

SHEET TITLE
PROPOSED SITE PLAN

DRAWN BY: DATE:
Hung Ly 10/29/2020

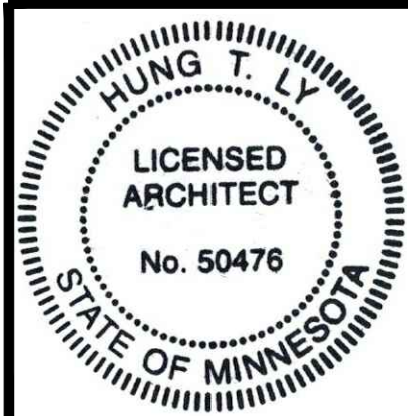
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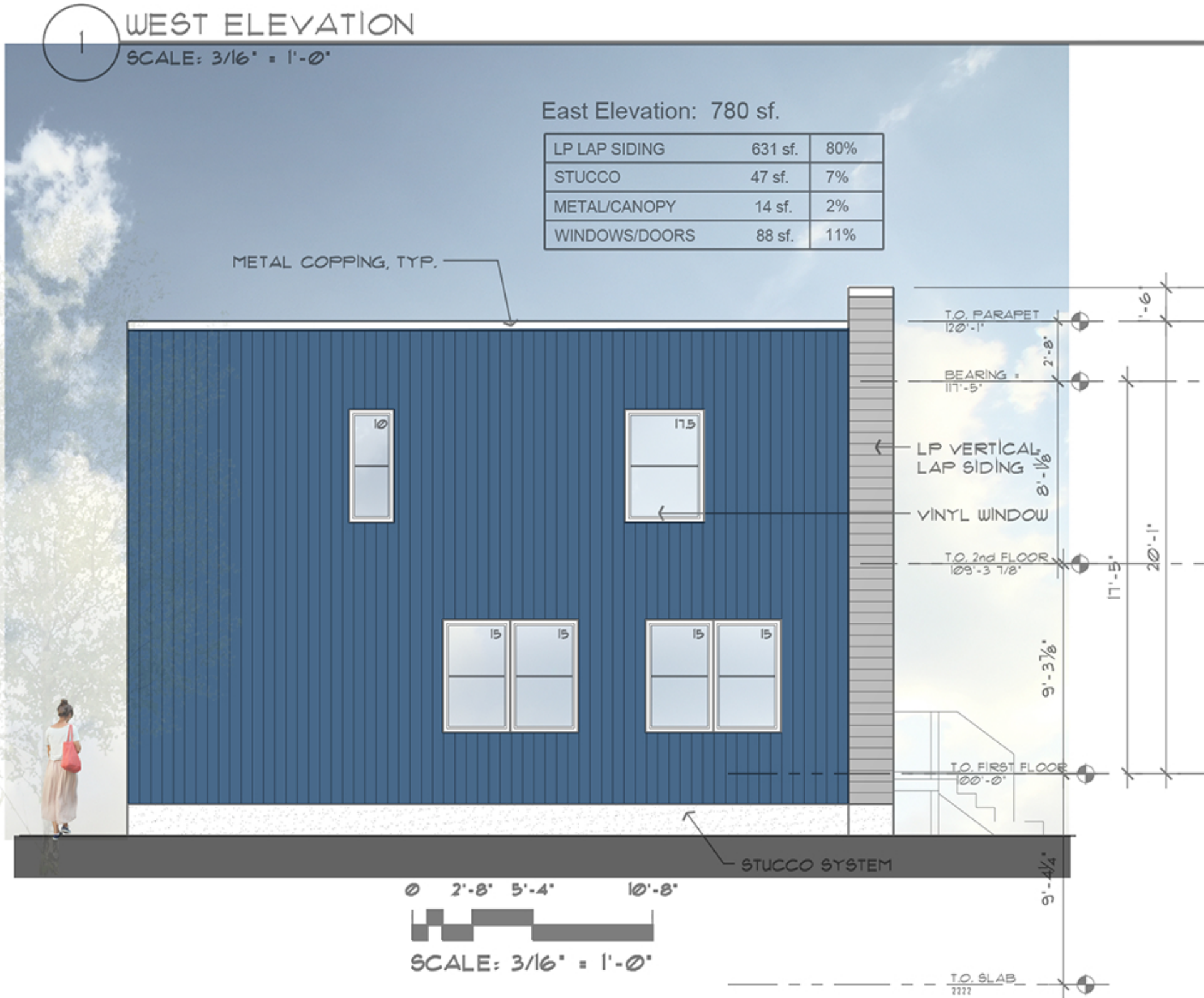
A3

PROJECT NO.:

H Architects
Commercial | Retail | Mixed Use Residential | Restaurants
2924 W. St. Germain St.
St. Cloud, MN 56301
320-237-7411: harchitects2000@gmail.com

I hereby certify that
this plan was prepared
by me or under my
direct supervision and
that I am a duly
registered
architect
under the laws
of the State of
Minnesota
Hung Ly
REG. 5676 DTD: 10/28/2020

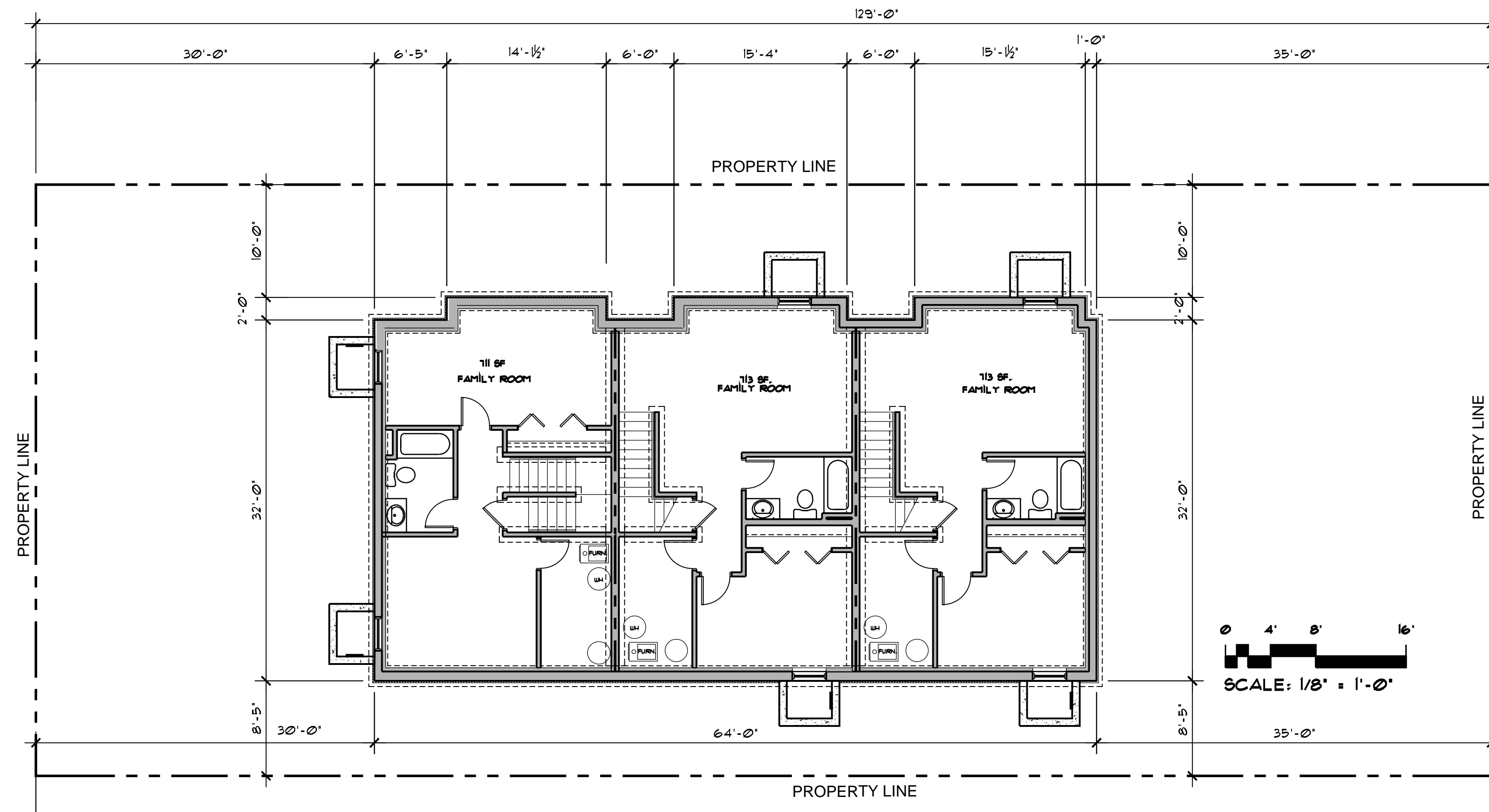




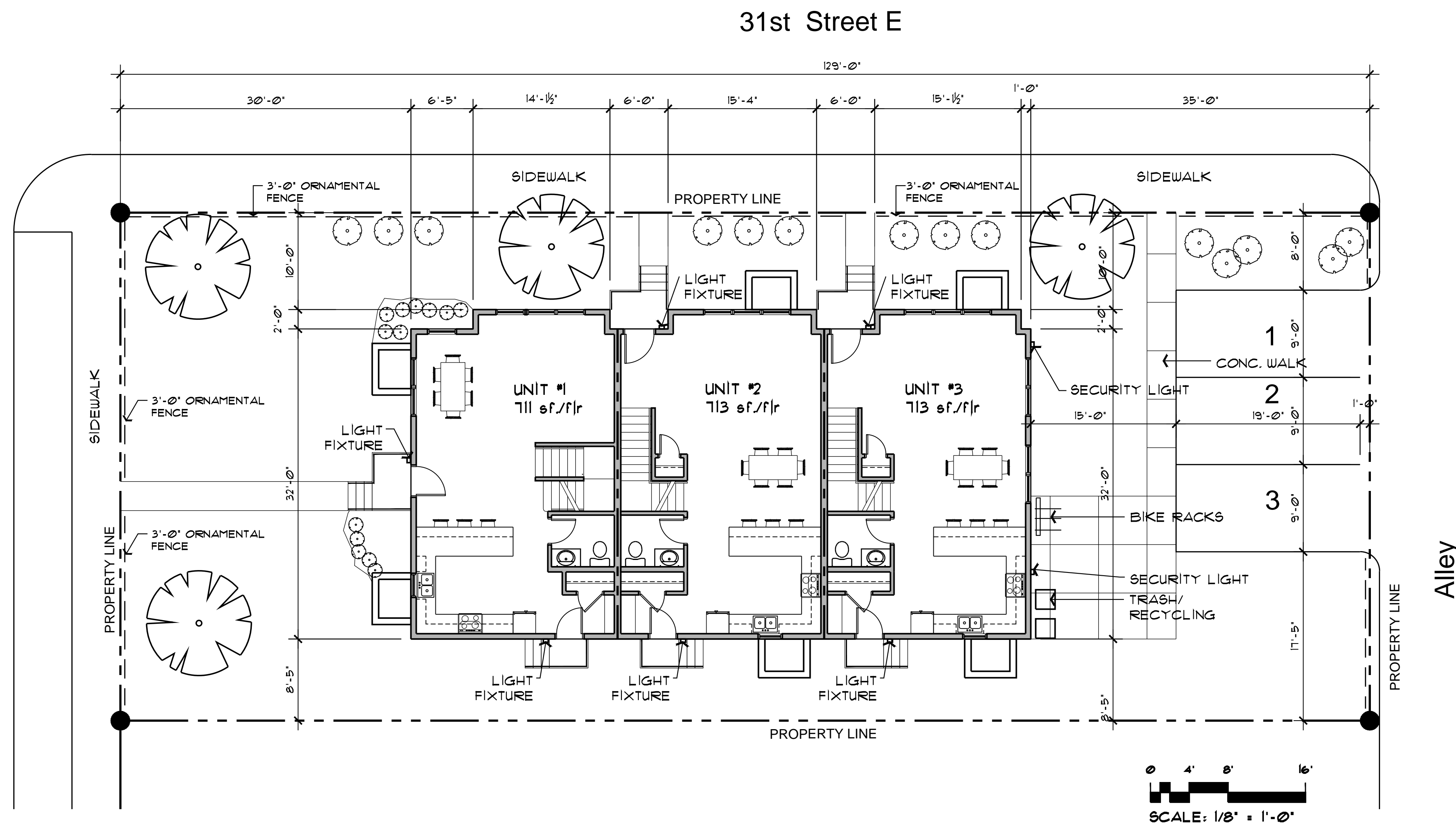
3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

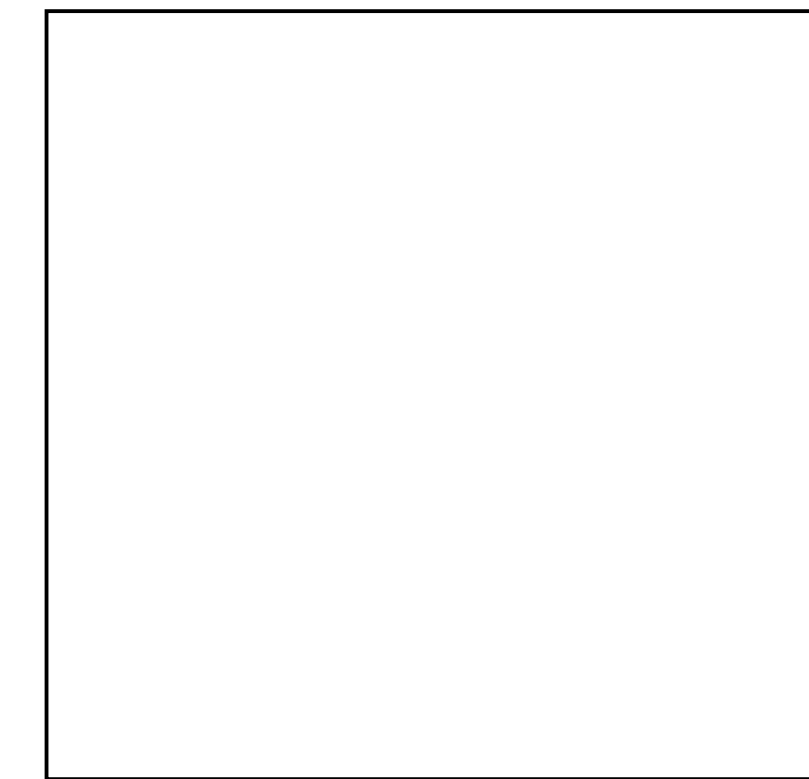
PDR Submittal
Oct.-12-2020



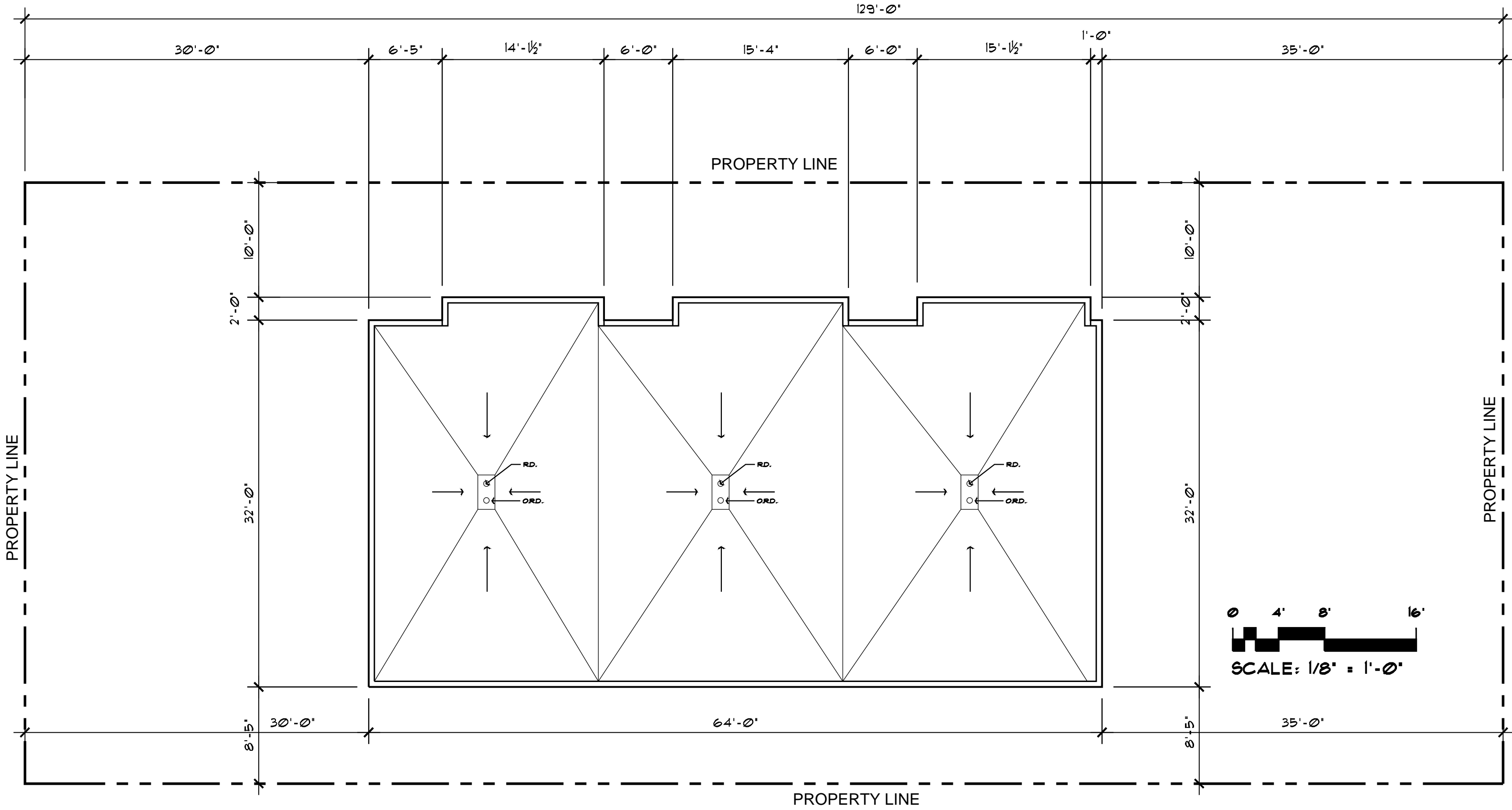
2 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



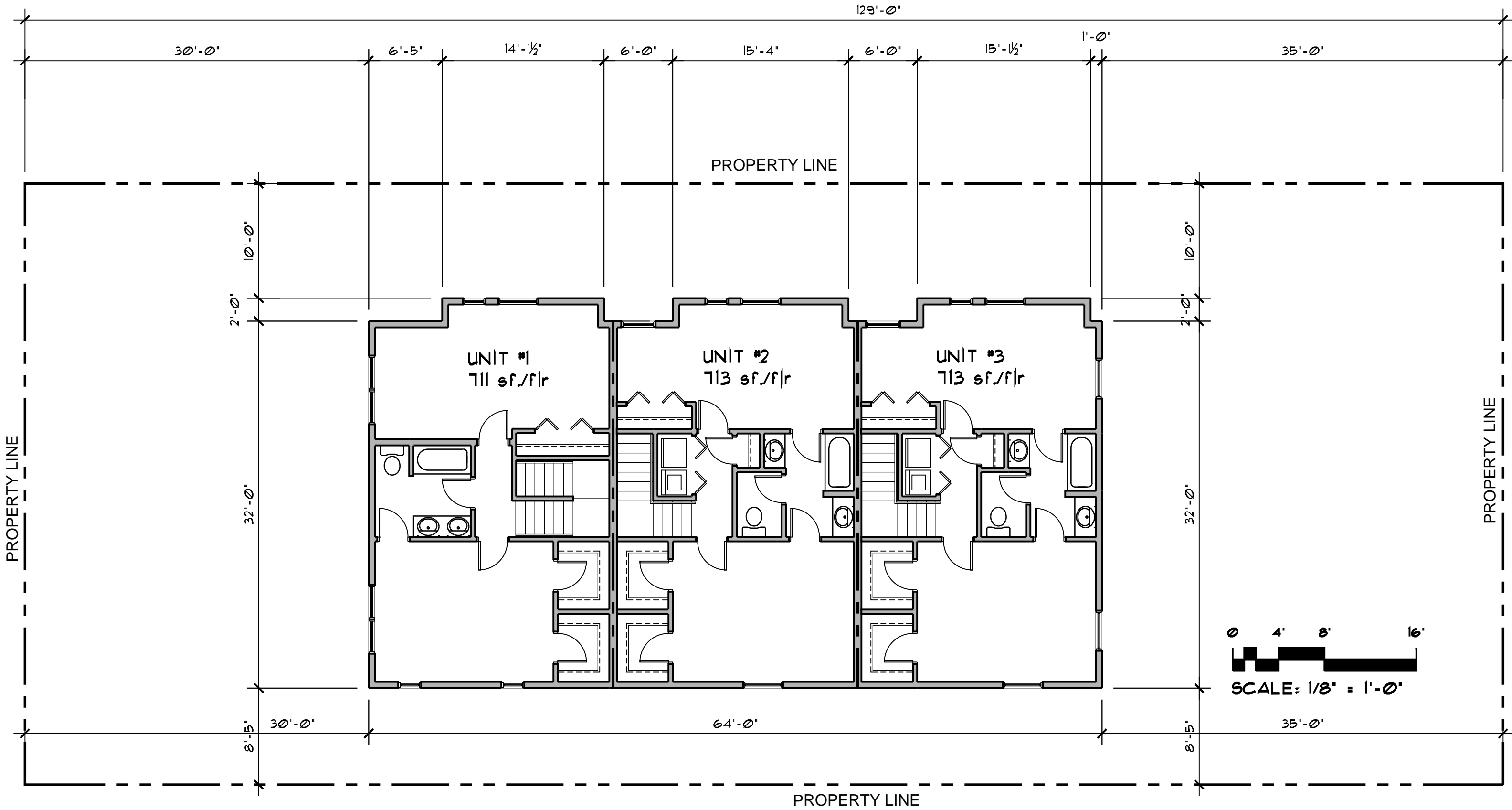
1 FIRST FLOOR PLAN/SITE PLAN
SCALE: 1/8" = 1'-0"



LUA Submittal
Oct.-29-2020



2 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

LUA Submittal
Oct.-29-2020



SITE LOCATION



COMMERCIAL ACROSS THE STREET



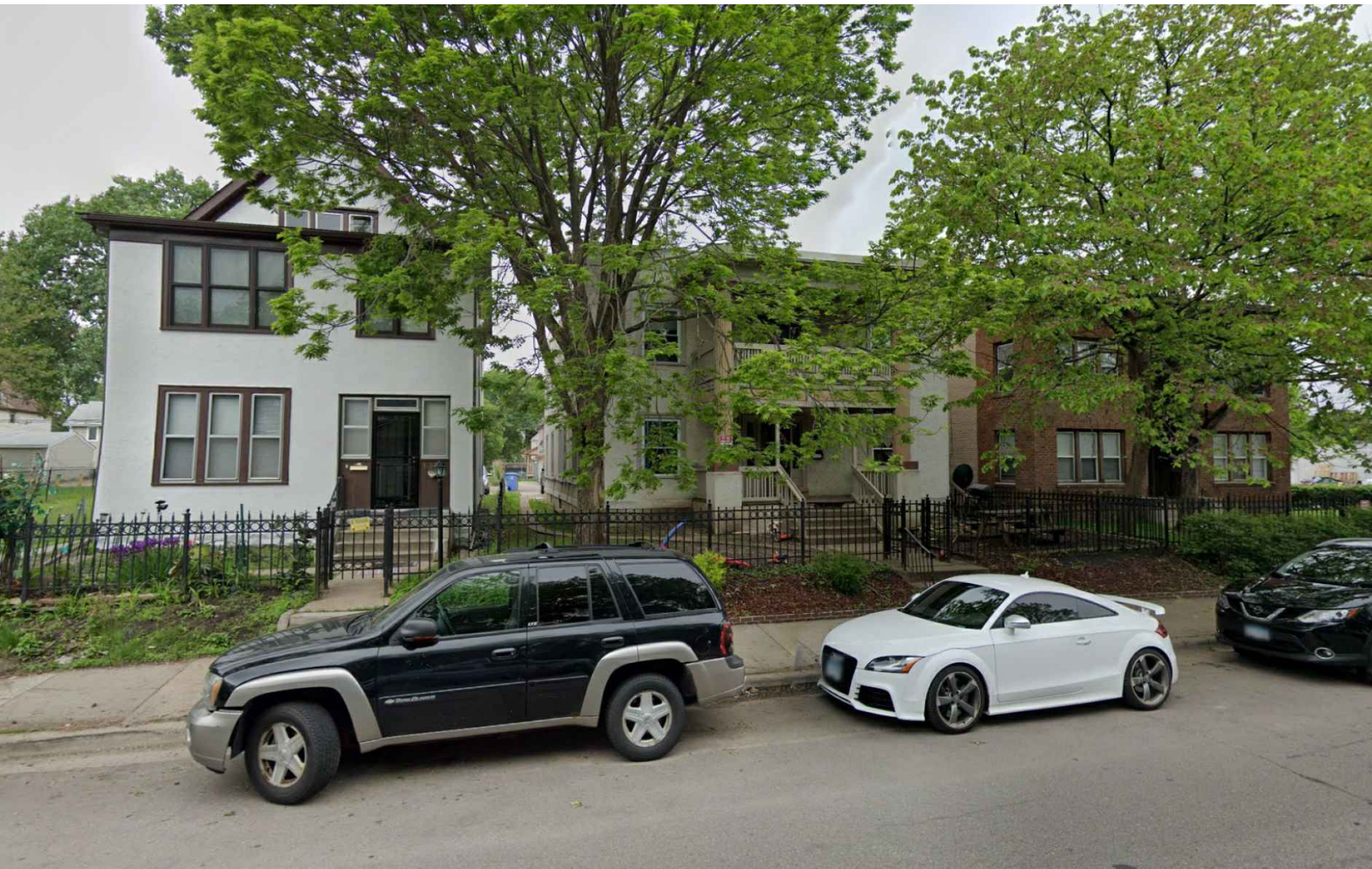
2 STORY BUILDING: 3105 4TH AVE S.



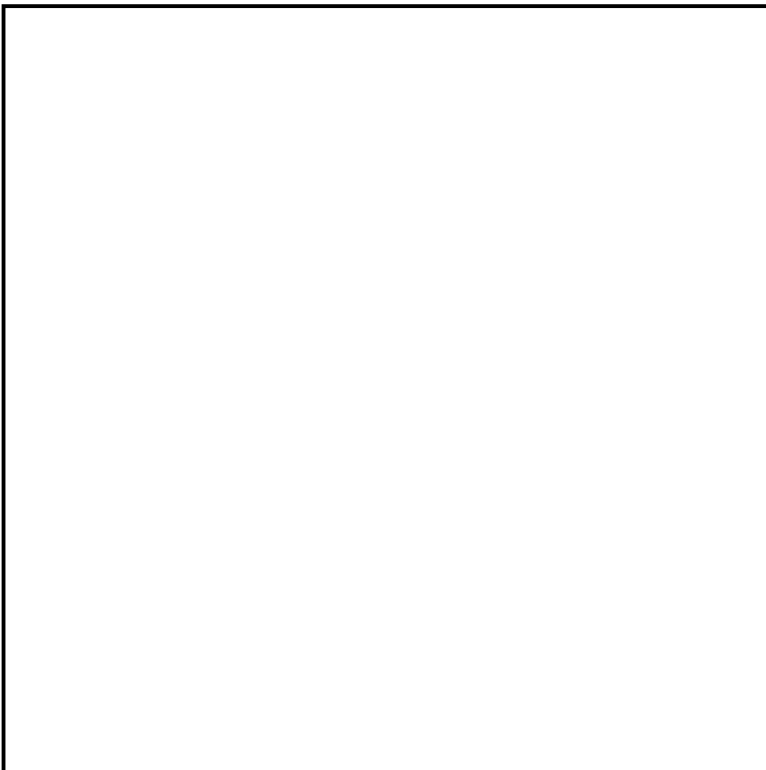
NORTHSIDE COMMUNITY APARTMENT



STREET VIEW ACROSS THE SITE: 3104 & 3108 4TH AVE. SOUTH



STREET VIEW ACROSS THE SITE: 3112 4TH AVE. SOUTH



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HArchitects
Commercial | Retail | Mixed Use Residential | Restaurants
2924 W. St. Germain St.
St. Cloud, MN 56301
320-237-7411: harchitects2000@gmail.com

I hereby certify that
the design was prepared
by me or under my
direct supervision
and I am a duly registered
architect
Under the Laws
of the State of
Minnesota
Hung Ly
REG. DATE: 10/29/2020

HUNG T. LY
LICENSED
ARCHITECT
No. 50476
STATE OF MINNESOTA

New Triplex Homes
3101 4th Ave. South
Minneapolis, MN

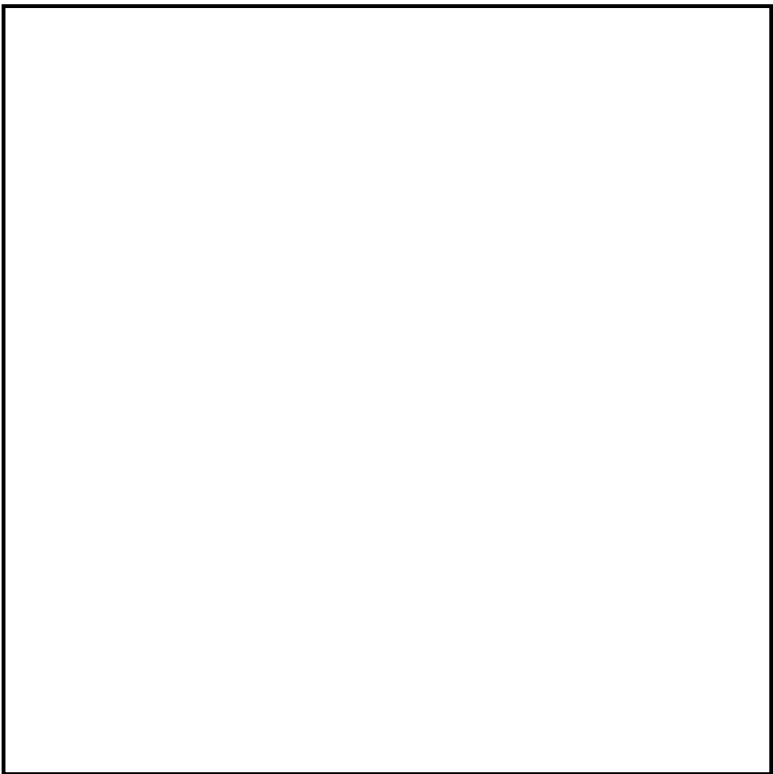
REVISIONS
1 -/-

SHEET TITLE
EXISTING SITE CONTEXT

DRAWN BY: DATE:
Hung Ly 10/29/2020

SHEET NO.
A7

PROJECT NO.:

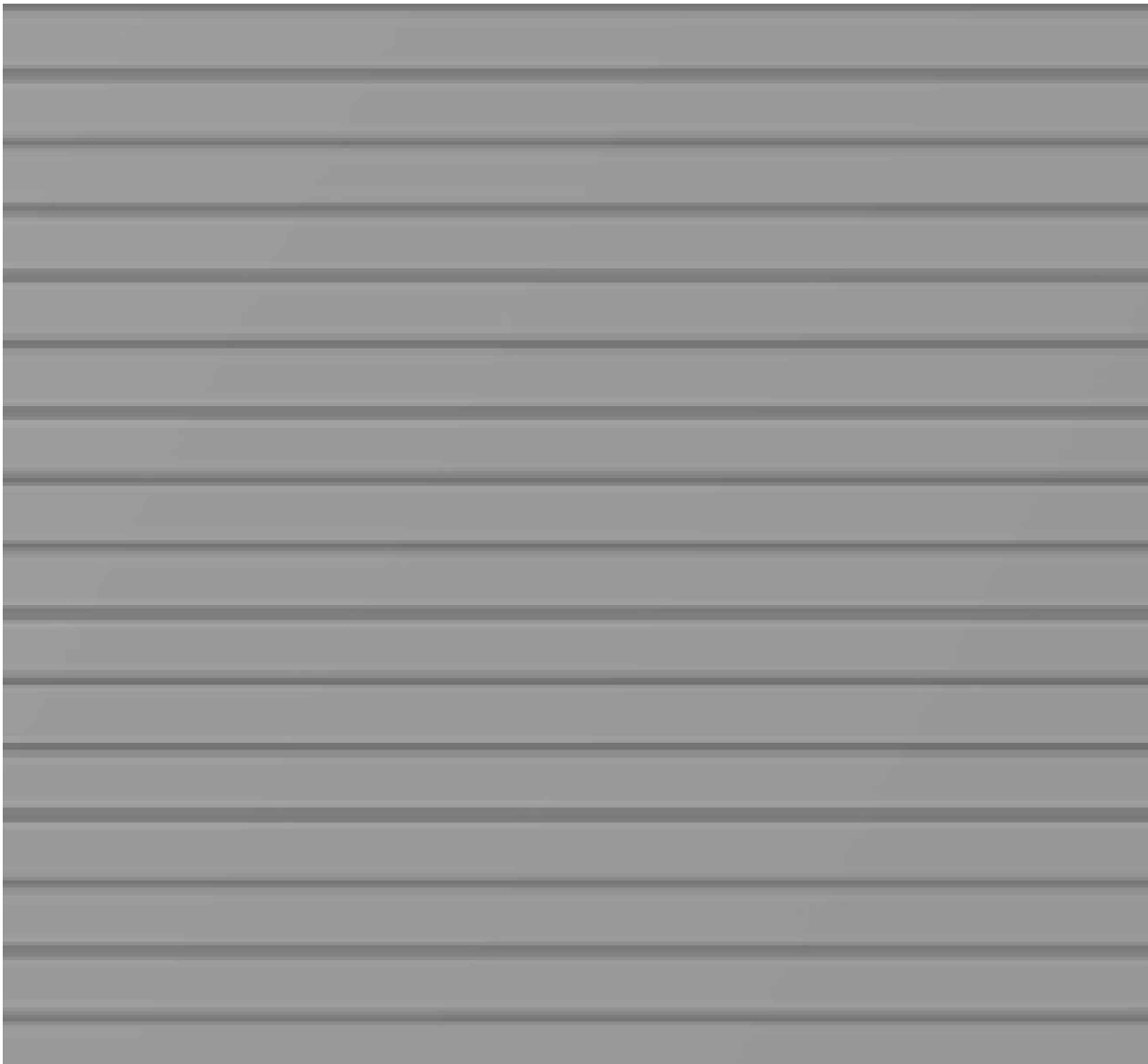


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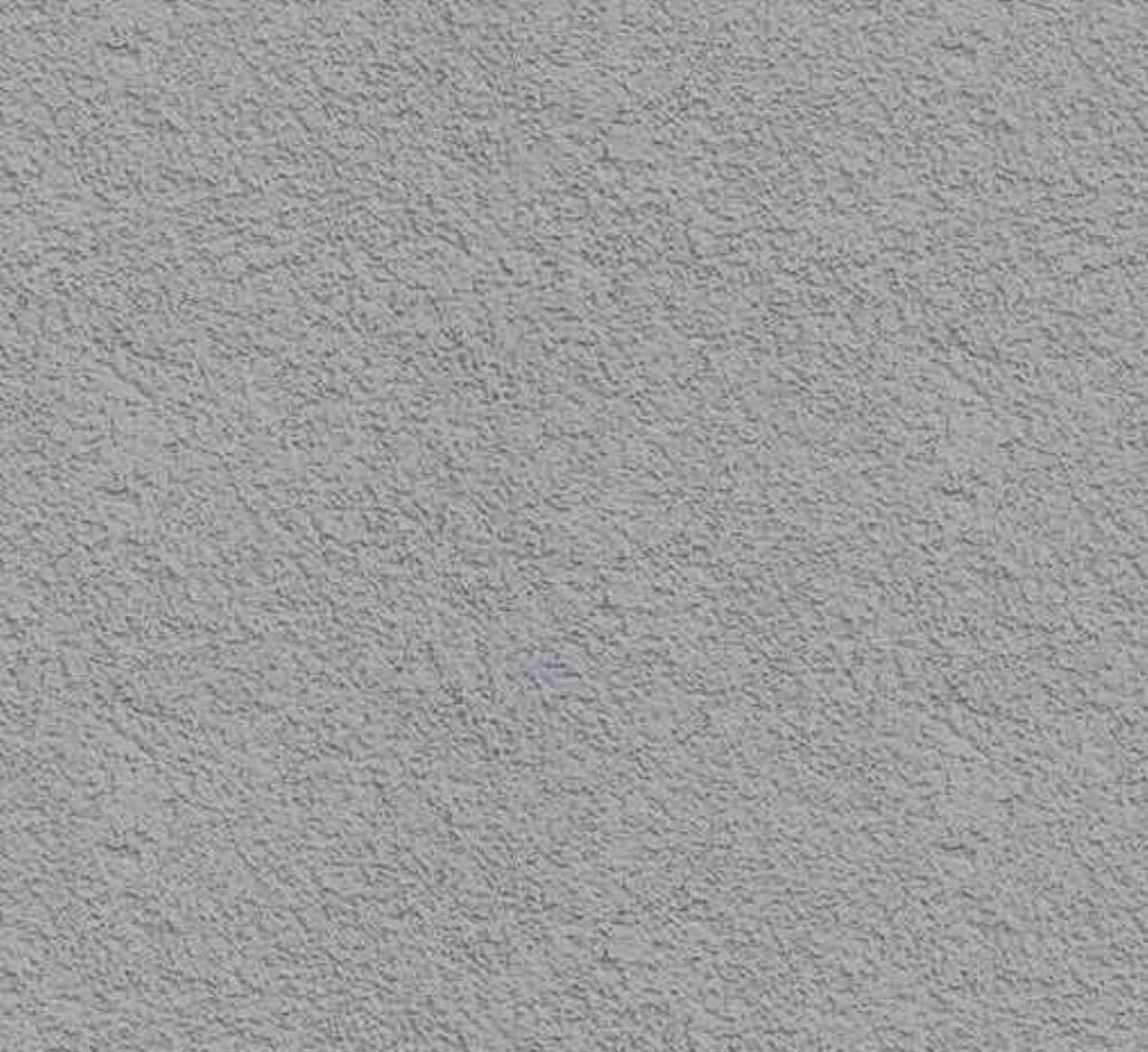
EXTERIOR MATERIAL BOARD



LIGHT BLUE: LP SMART VERTICAL SIDING



MEDIUM GREY: LP SMART HORIZONTAL SIDING



STUCCO: MEDIUM GREY



CANOPY: BLACK



WINDOW: WHITE

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St. Cloud, MN 56301
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I hereby certify that I am a duly Licensed Architect Under the Laws of the State of Minnesota.

Hung T. Ly
REG. 50476 DML 10/29/2020

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LICENSED ARCHITECT
No. 50476
STATE OF MINNESOTA

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Minneapolis, MN

REVISIONS
1 -/-

SHEET TITLE
EXTERIOR MATERIAL BOARD

DRAWN BY: Hung Ly
DATE: 10/29/2020

SHEET NO.: **A8**
PROJECT NO.: